



Z19-0107 OCP19-0005 Various Addresses

OCP Amendment & Rezoning Amendment



Proposal

- ▶ To consider an application to amend the Official Community Plan (OCP) to change the future land use designations and to rezone the subject properties to correct various site-specific mapping discrepancies.

Development Process



July 31, 2019

Development Application File Created



Staff Review & Circulation



Jan 25, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading



Council Approvals

Project Details

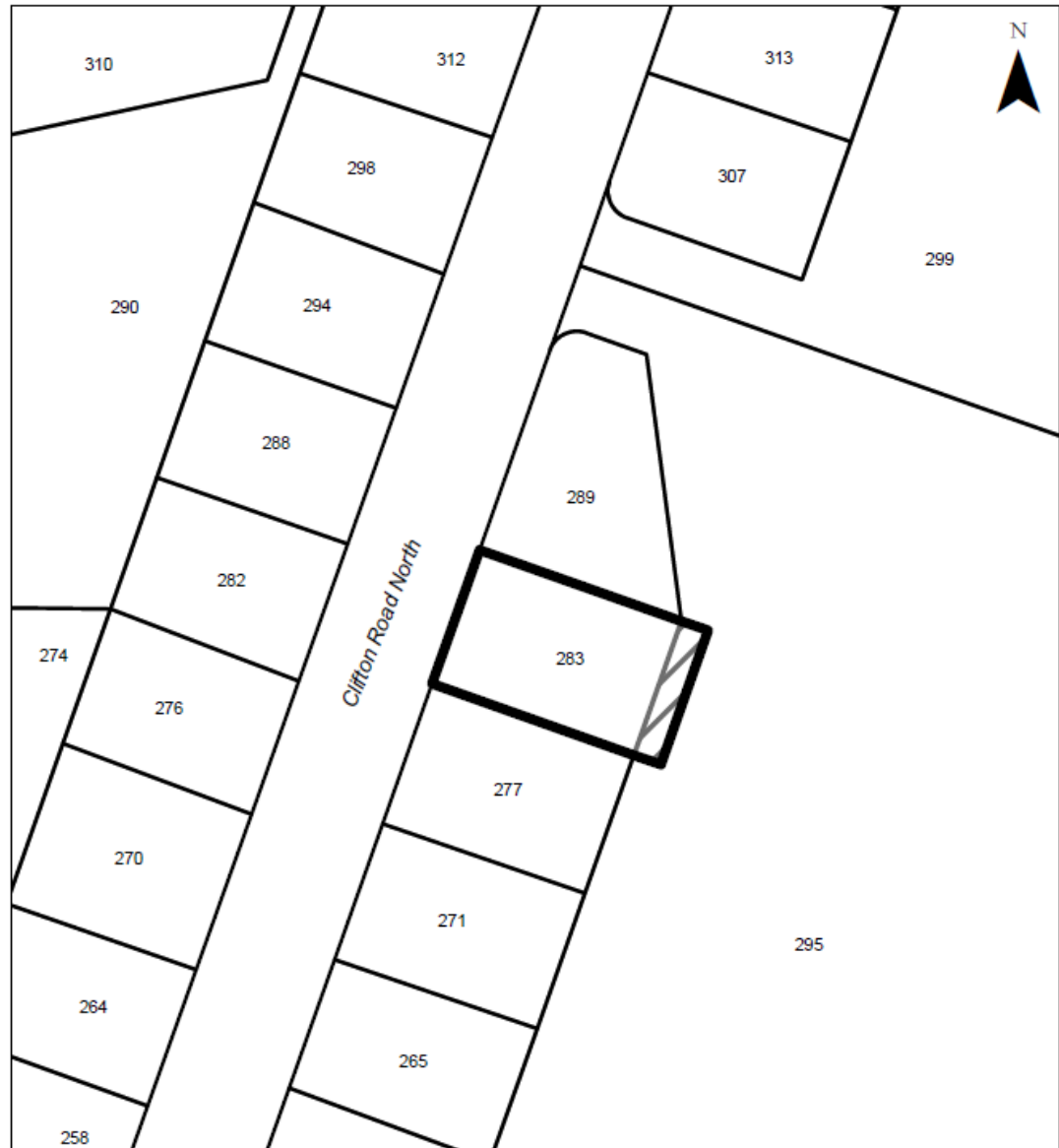
- ▶ Site-Specific Mapping Amendments
- ▶ Align future land use designation & zoning boundaries with existing or proposed future lot lines
- ▶ Correct bylaw amendments from previous applications

Staff Recommendation

- ▶ Staff recommend **support** of the proposed OCP amendments & rezoning
 - ▶ Align future land use designations & zoning boundaries with lot lines
 - ▶ Reduces uncertainty regarding how properties can develop



Conclusion of Staff Remarks





Neighbourhood:

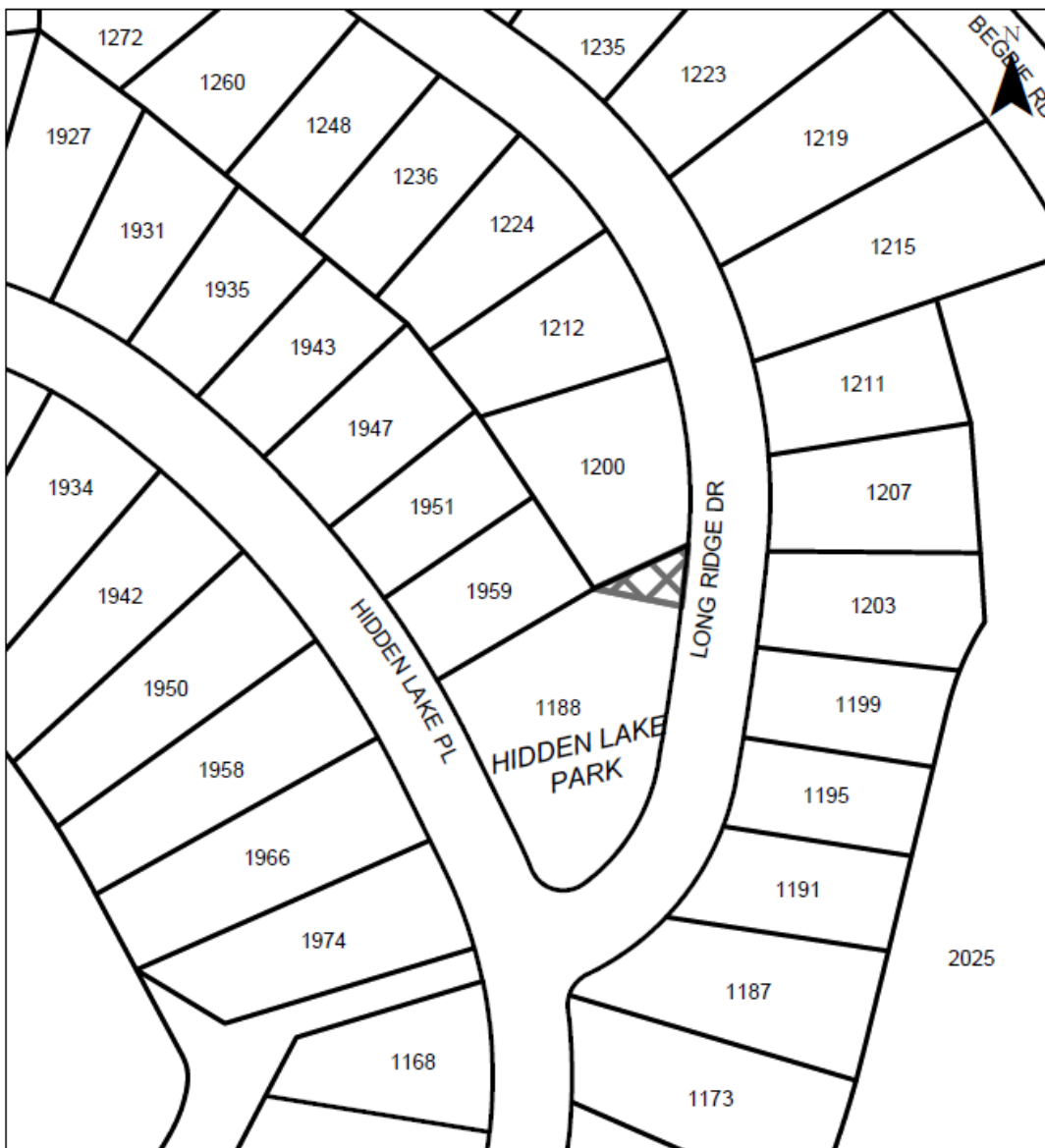
- North Clifton

Amendment:

- S2RESH to S2RES

MAP "A" OCP AMENDMENT
File: OCP19-0005

-  Subject Property
-  S2RESH - Single / Two Unit Residential - Hillside to S2RES - Single / Two Unit Residential



Neighbourhood:

- Wilden

Amendment:

- S2RES to PARK

MAP "B" OCP AMENDMENT
File: OCP19-0005

- Subject Property
- S2RES - Single / Two Unit Residential to PARK - Major Park/Open Space

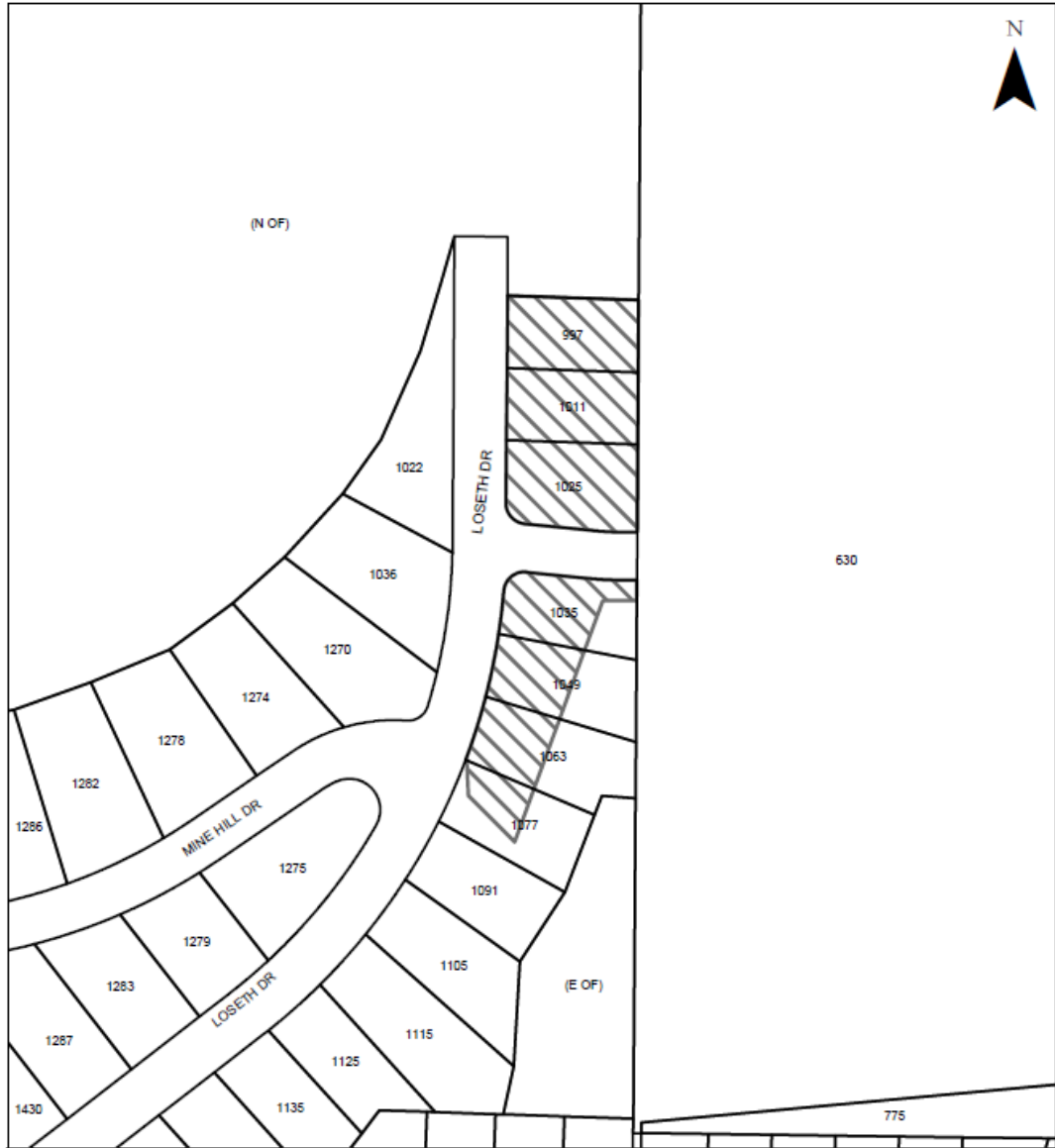
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accuracy. All information should be verified.



0 10 20 Metres

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KB





Neighbourhood:

- Black Mountain

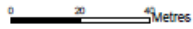
Amendment:

- S2RES to S2RESH

MAP "C" OCP AMENDMENT
File: OCP19-0005

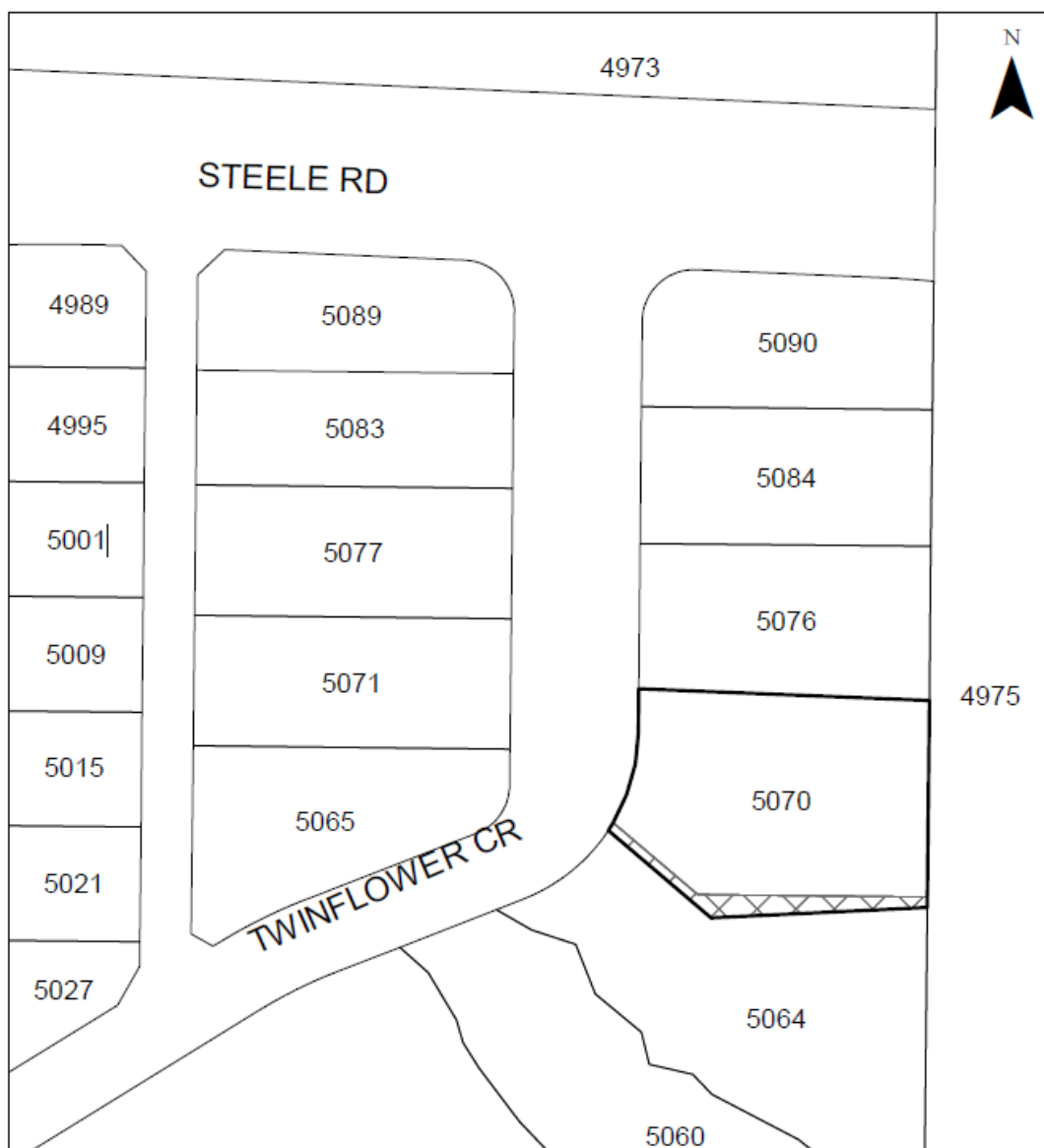
-  Subject Property
-  S2RES - Single / Two Unit Residential to S2RESH - Single / Two Unit Residential Hillside

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Neighbourhood:

- Upper Mission


Amendment:


- PARK to S2RESH

MAP "D" OCP AMENDMENT

File: OCP19-0005

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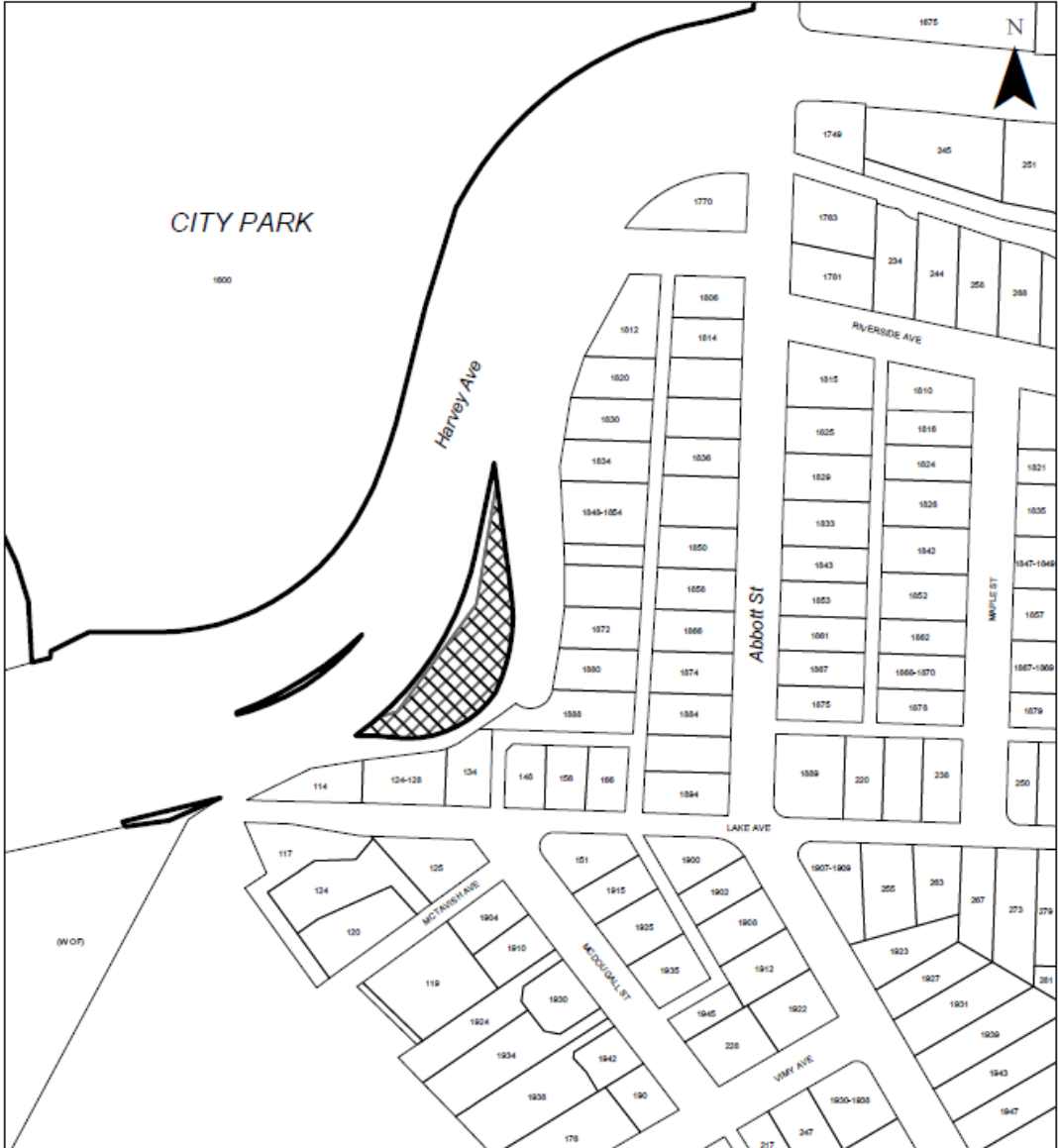
 Subject Property

 PARK - Major Park / Open Space to S2RESH - Single / Two Unit Residential - Hillside



0 5 10 Metres

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MAP "E" PROPOSED ZONING
File: Z19-0107

-  Subject Property
-  RU1 - Large Lot Housing to P3 - Parks and Open Space

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Neighbourhood:

- City Park

Amendment:

- RU₁ to P₃





Neighbourhood:

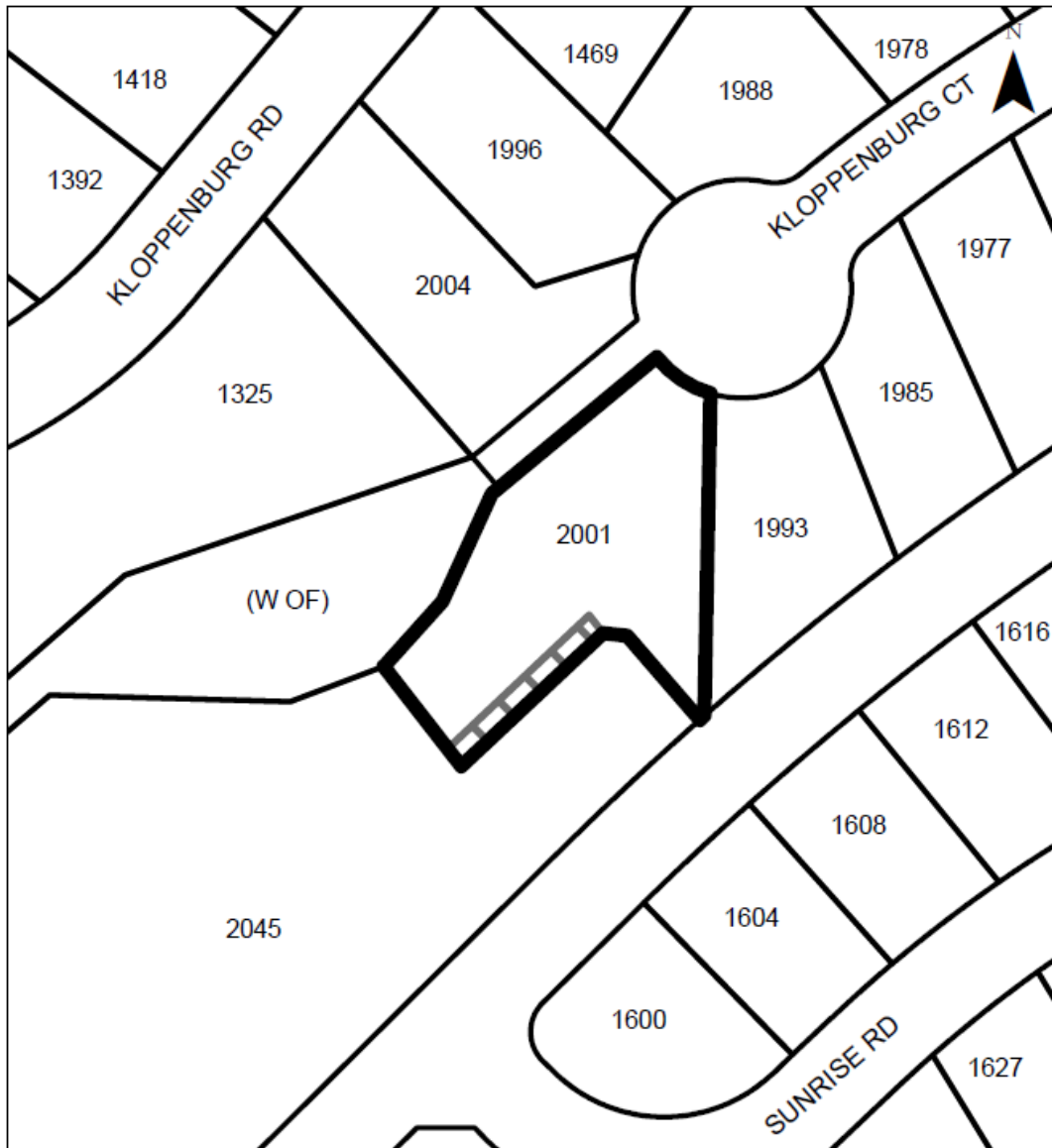
- North Clifton

Amendment:

- A1 to RR3

MAP "F" PROPOSED ZONING
File: Z19-0107

-  Subject Property
-  A1 - Agriculture to RR3 - Rural Residential 3





Neighbourhood:

- Black Mountain

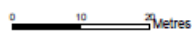
Amendment:

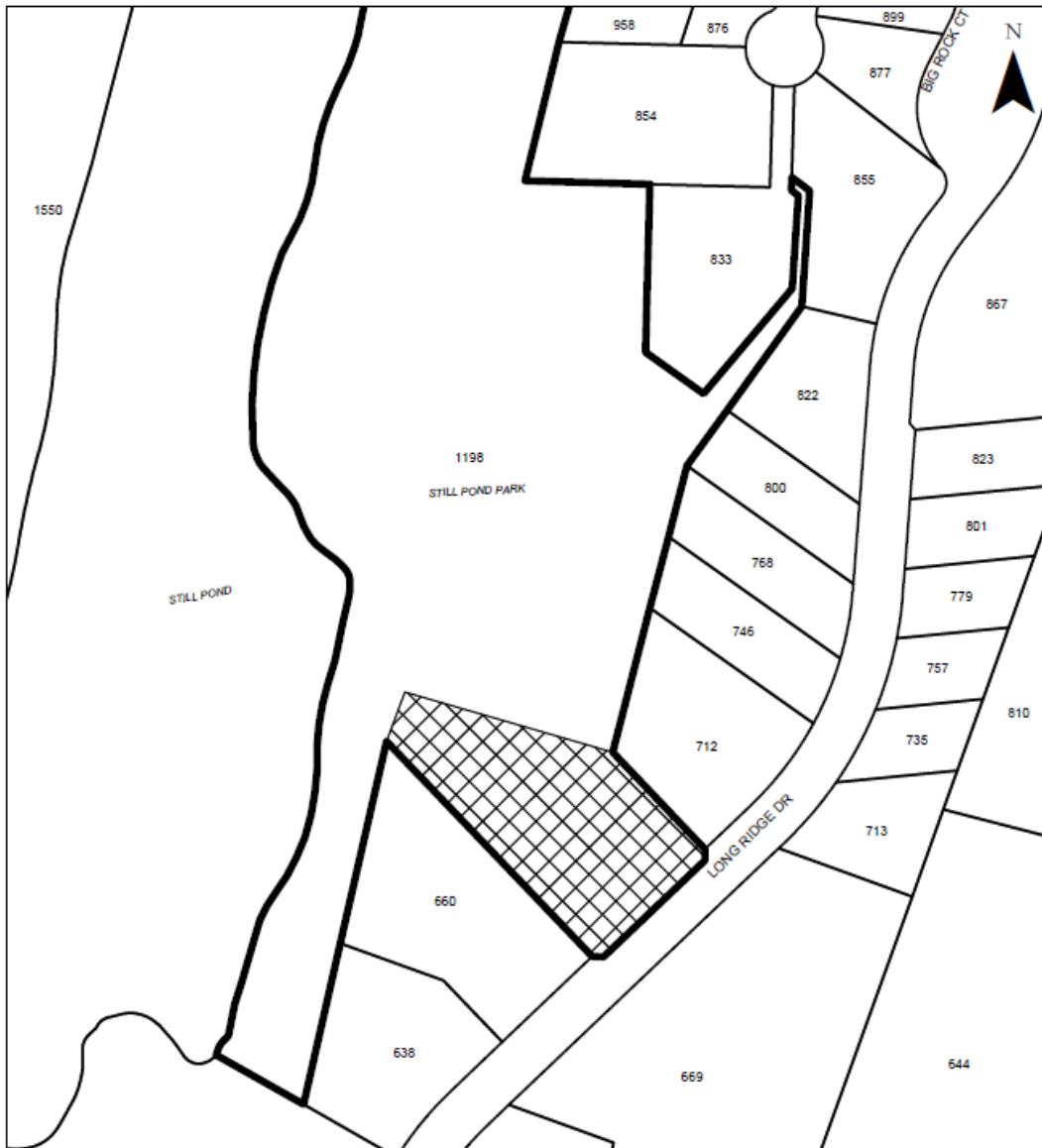
- RU₄h to RU₁

MAP "G" PROPOSED ZONING
File: Z19-0107

 Subject Property
 RU₄h - Low Density Cluster Housing (Hillside Area) to RU₁h - Large Lot Housing (Hillside Area)

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Neighbourhood:

- Wilden

Amendment:

- RU₁h to P₃

MAP "H" Proposed Zoning
File: Z19-0107

-  Subject Property
-  RU₁h - Large Lot Housing (Hillside Area) to P₃ - Parks and Open Space

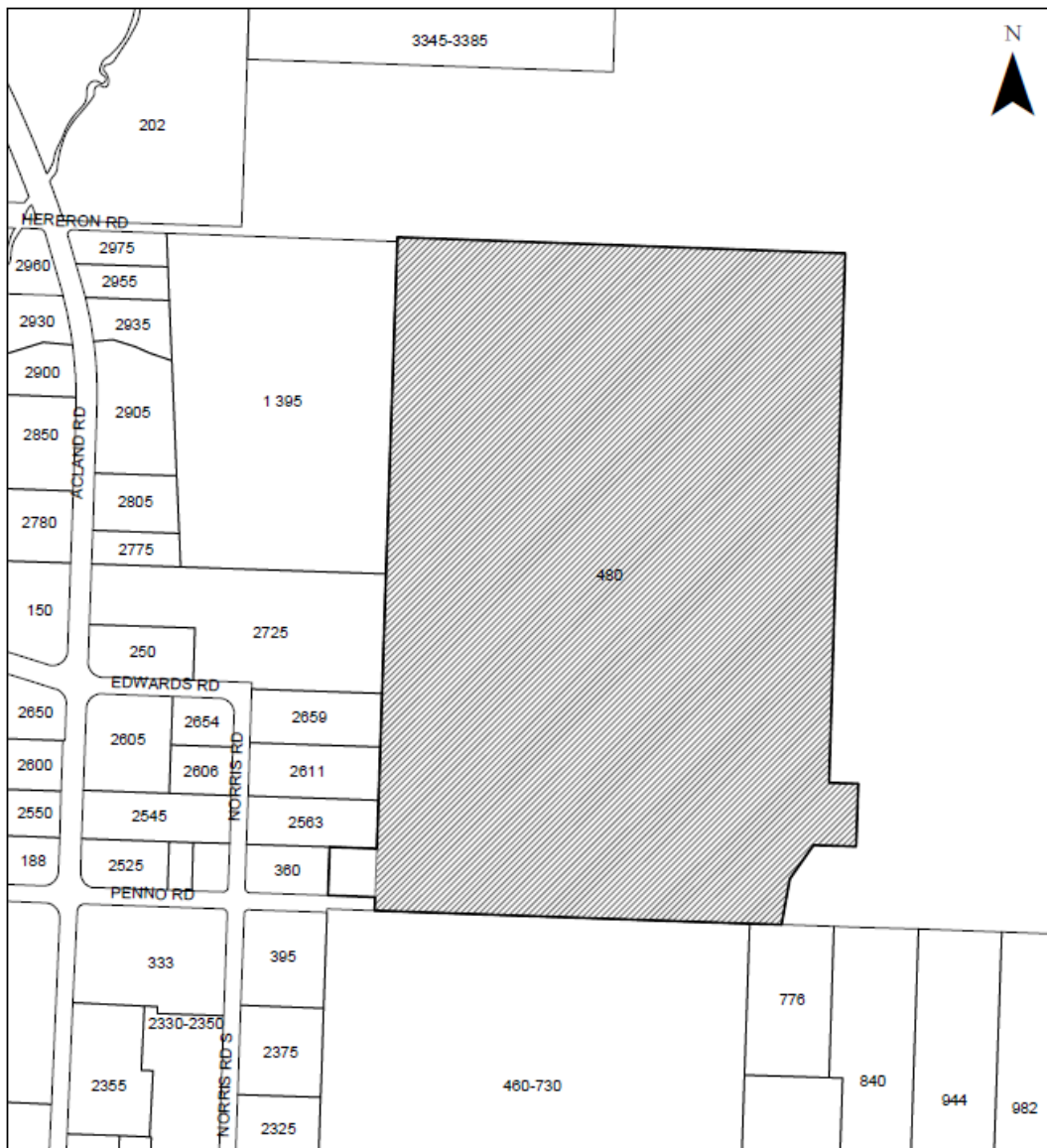
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0 20 40 Metres

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Neighbourhood:



- Sexsmith

Amendment:

- to P₃

MAP "I" PROPOSED ZONING

File: Z19-0107

-  Subject Property
-  to P₃ - Parks and Open Space

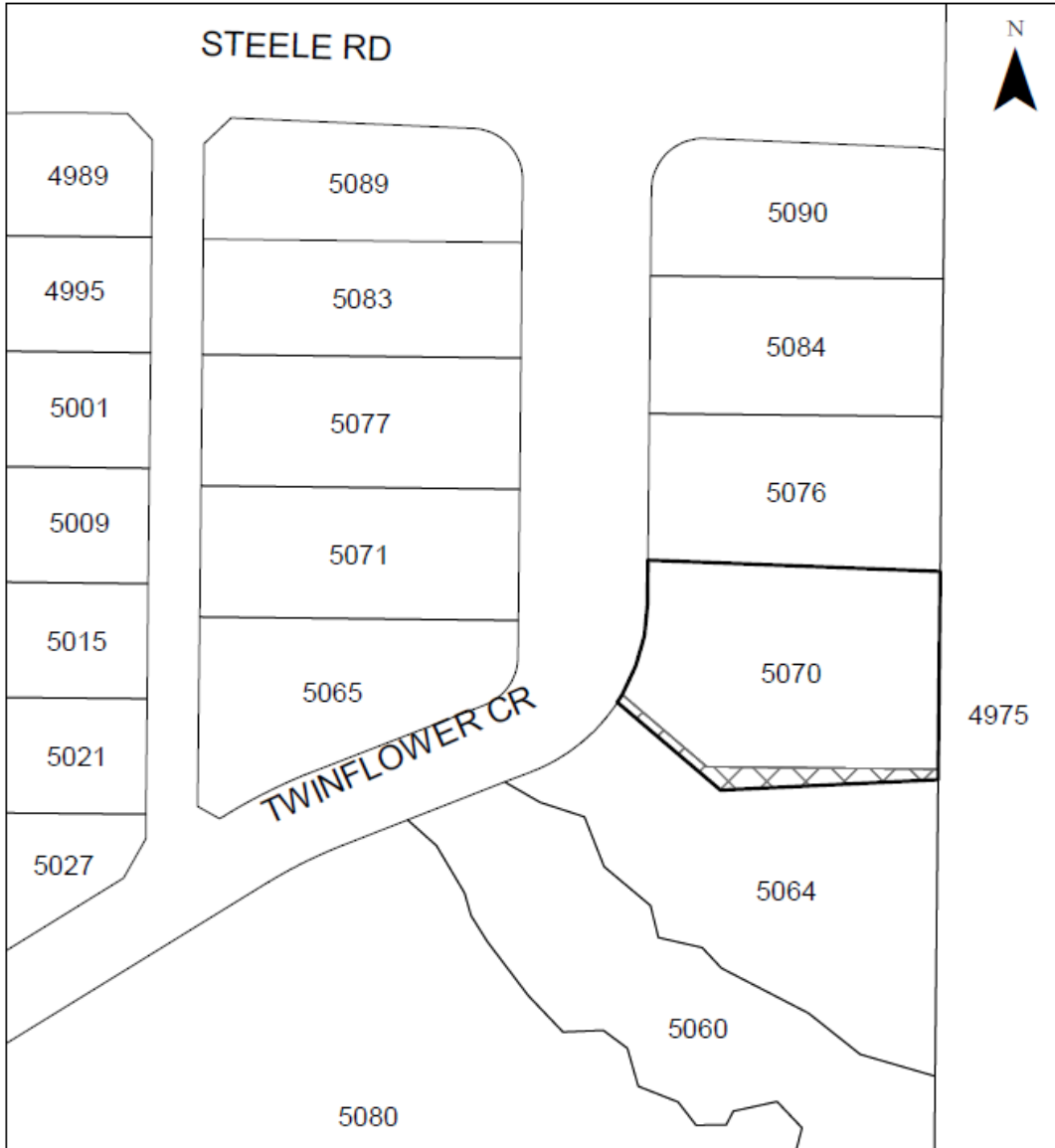
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0 50 100 Metres

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Neighbourhood:

- Upper Mission

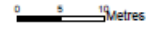
Amendment:

- P3 to RU2h

MAP "J" PROPOSED ZONING
File:Z19-0107

-  Subject Property
-  P3 - Parks and Open Space to RU2h - Medium Lot Housing (Hillside Area)

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Neighbourhood:

- Hospital

Amendment:

- RU6 to RM1
- RM1 to RU6

MAP "K" PROPOSED ZONING
File: Z19-0107

- Subject Property
- RM1 - Four Dwelling Housing to RU6 - Two Dwelling Housing
- RU6 - Two Dwelling Housing to RM1 - Four Dwelling Housing

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Rev. January 8, 2021 KB

Neighbourhood:

- Downtown

Amendment:

- C7 to P3





Neighbourhood:

- Rutland

Amendment:

- RU1 to RU1c